QUITCLAIM DEED

STATE OF TN, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10 00

Affiant

Subscribed and sworn to me on February 28th, 2025

NOTARY PUBLIC

My Commission Expires 9/8/25

This deed was prepared based solely upon information supplied by the Grantor, and no search

Karen Johnson
Batch # 1242187
02/28/2025 12 37 49 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250228-0015090

BROOKE SOBO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

THIS INSTRUMENT WAS PREPARED BY
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP – PARCEL #
Angela Michelle Horton & Azia Churchwell 19 Belle Forrest Ave Nashville, TN 37206	Angela Michelle Horton & Azia Churchwell 339 Windhaven Bay Mt Juliet, TN 37122	072 14 0 343 00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Angela Michelle Horton, a married woman, an 80% interest, and Azia Churchwell, a married woman, a 20% interest, as joint tenants with rights of survivorship, hereinafter called **"GRANTORS,"** for and in consideration of the sum of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Angela Michelle Horton, a married woman, an 50% interest, and Azia Churchwell, a married woman, a 50% interest, as joint tenants with rights of survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No 12 on the plan of Belle Forest No 3, Section 2, as of record in Book 1424, page 73, Register's Office for said County

BEING the same property conveyed to Angela Michelle Horton, a married woman, an 80% interest, and Azia Churchwell, a married woman, a 20% interest, as joint tenants with rights of survivorship, by Quitclaim Deed from Angela Michelle Horton, a married woman, dated August 2nd, 2024, and recorded on August 2nd, 2024, of record in Instrument No 20240802-0059053, Register's Office for Davidson County, Tennessee

This is improved property, known as 19 Belle Forrest Avenue, Nashville, Tennessee 37206

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises

WITNESS my hand on Feb. 28th, 2025

Angela Michelle Horton

Azia Churchwell

STATE OF TN

COUNTY OF Davidson

On Feb. 28, 2025, before me personally appeared **Angela Michelle Horton**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal on 28th Feb., 2025

NOTARY PUBLIC

My Commission Expires 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

STATE OF TN

COUNTY OF Davidson

On Feb 28, 2025, before me personally appeared **Azia Churchwell**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal on 28 Feb, 2025

NOTARY PUBLIC

My Commission Expires 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025